



WESTFIELD-WASHINGTON
TECHNICAL ADVISORY COMMITTEE

October 1, 2012
1210-DP-13 & 1210-SIT-07
Exhibit 1

Petition Number: 1210-DP-13 & 1210-SIT-07

Subject Site Address: Northwest Corner of State Road 38 and MacGregor Park Road

Petitioner: Washington Township Parks and Recreation

Representative: Becky McCanna, Washington Township Parks and Recreation

Request: Westfield Township Parks and Recreation requests Development Plan and Site Plan review for a new parking lot and picnic shelters on approximately 9 acres in the AG-SF1 District.

Current Zoning: AG-SF1

Current Land Use: Agricultural

Approximate Acreage: Approximately 9 acres

Zoning History: AG-SF1

Exhibits:

1. Staff Report
2. Aerial Location Map
3. Petitioner's Plans

Staff Reviewer: Ryan Clark

Procedural

- Requests for Development Plan Review and Site Review are required to be considered at a public hearing. The public hearing for this petition is scheduled for the October 01, 2012 Advisory Plan Commission (the "APC") meeting.
 - Notice of the October 01, 2012 public hearing was provided in accordance with the APC Rules of Procedure.
-



Project Overview

Project Location

The subject property is approximately 9 acres in size and is located on the northwest corner of State Road 38 and MacGregor Park Road (the "Property"). The Property is bound by the existing MacGregor Park to the north, vacant land to the east, State Road 38 to the south and US 31 to the west.

Project Description

The development plan and site plan review is for a new parking lot, picnic shelters, and walking trail on approximately 9 acres (the "Project"). The Project includes parking for twenty (20) vehicles and future areas for picnic shelters. Trails are proposed around the entire property, with boardwalk areas over areas needed for drainage. Future trail connections are shown with the existing park to the north.

Development Plan Review (WC 16.04.165, C)

1. Zoning District Standards

Residential District (WC 16.04.030)

E1. Permitted Use – Public Park, Compliant

E2. Special Exceptions – Not applicable to this Petition

E3. Permitted Home Occupations- N/A

E4. Minimum Lot Area – three (3) acres

9 acres – Compliant

E5. Minimum Lot Frontage on Roads – Not less than 250 feet

1500 feet – Compliant

E6. Minimum Setback Lines – Front (min. 20'), Side (min. 10'), Rear (min. 30')

280' Front – Compliant

240' Side – Compliant

300' Rear – Compliant



E6. Maximum Building Height – 25' – n/a

E7. Minimum Gross Ground Level Space – n/a

E8. Parking

The petitioner is working with the Westfield Community Development Department to ensure compliance.

2. Overlay District Standards

S.R. 32 Overlay (WC 16.04.065) - Not Applicable to this Petition

US 31 Overlay (WC 16.04.070) – Compliant.

3. Subdivision Control Ordinance

N/A

4. Development Plan Review (WC 16.04.165)

D1a. Site Access and Site Circulation

Access Locations

-Petitioner is working with Westfield Public Works Department to ensure compliance.

2. Safe and Efficient movement to and from site

-Petitioner is working with Westfield Public Works Department to ensure compliance.

3. Safe and Efficient movement in and around site

-Compliant



D4b. Landscaping (WC 16.06.010)

WC 16.06.040

E. Line of Sight - Compliant

I. Trash and Loading Facilities – Compliant

J. Heating and Cooling Facilities –Compliant

K. Softening of Walls and Fences- Compliant

WC 16.06.050 On-site Requirements – n/a

WC 16.06.050.B Road Frontage Standards – Compliant

WC 16.06.060 Buffer Yard Requirements – n/a

WC 16.06.070 Parking Area Landscaping

A. Interior Landscaping - Compliant

B. Perimeter Parking Lot Landscaping – Not Applicable to this Petition

D4c. Lighting - n/a

D4d. Signs

Sign review and approval has been delegated to staff and will be reviewed administratively under a separate application and review process.

D1e. Building Orientation

No loading pace or loading docks facing public street – n/a

Loading space screening – n/a

D4f. Building Materials

Brick of Masonry Material- n/a



5. Comprehensive Plan Compliance

The Future Land Use Concept Map in the Westfield-Washington Township Comprehensive Plan (the "Comprehensive Plan") identifies the property as Regional Commercial (p. 57).

6. Street and Highway Access

The proposed structure does not require new access points. All existing access points are unchanged.

7. Street and Highway Capacity

Petitioner is working with Westfield Public Works Department to ensure compliance.

8. Utility Capacity

Petitioner is working with Westfield Public Works Department to ensure compliance.

9. Traffic Circulation Compatibility

The proposed addition is compatible with adjacent development.

Staff Comments

1. No action is required at this time.
2. Prior to the final deposition, the petitioner will make the necessary revisions to the plans, as addressed in this staff report. The Community Development Department staff will confirm compliance prior to this item being placed on the next APC agenda.
3. If any APC member has questions prior to the public hearing, then please contact Ryan Clark @ 317-674-6599 or rclark@westfield.in.gov.